

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of CG(D) Zoning District and Establishing the Same  
as CG(D) District**

**Be it Ordained by the Durham City Council:**

**Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1300012 and Voted on December 16, 2013 to approve the Zoning Map Change described herein.**

**Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of CG(D) and placing the same in and establishing the same as CG(D).**

**All property as follows, and to the centerlines of any adjoining public rights-of way:**

*ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA, BEING SHOWN AS POD "BB-2" ON A PLAT ENTITLED "HOPE VALLEY FARMS POD "BB" FOR CASWYCK HVF, LLC BY THE JOHN R. MCADAMS COMPANY, INC., DATED FEBRUARY 18, 2009 AND RECORDED IN P.B. 183, PG. 348, DURHAM COUNTY, NORTH CAROLINA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. PARKWAY (RIGHT-OF-WAY VARIES) AND THE NORTHWESTERLY RIGHT-OF-WAY OF S. ROXBORO STREET (110' RIGHT-OF-WAY); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY NORTH 42°28'16" WEST, A DISTANCE OF 170.13 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5784.58 FEET, AN ARC LENGTH OF 215.42 FEET, A CHORD WHICH BEARS NORTH 41°24'15" WEST, A DISTANCE OF 215.41 FEET TO A 1/2" OPEN TOP FOUND AT THE COMMON CORNER WITH A PROPERTY OWNED BY CASWYCK HVF, LLC (TPN 820-01-10-5182); SAID POINT BEING THE TRUE POINT OF BEGINNING.*

THUS HAVING ESTABLISHED THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE COMMON PROPERTY LINE WITH CASWYCK HVF, LLC SOUTH 62°37'39" WEST, A DISTANCE OF 37.46 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 74°02'04" WEST, A DISTANCE OF 63.96 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 32°27'08" WEST, A DISTANCE OF 51.14 FEET TO A 1/2" OPEN TOP FOUND; THENCE SOUTH 65°12'48" WEST, A DISTANCE OF 52.02 FEET TO A 1/2" OPEN TOP FOUND; THENCE SOUTH 42°28'50" WEST, A DISTANCE OF 43.43 FEET TO A 1/2" OPEN TOP FOUND; THENCE SOUTH 70°11'40" WEST, A DISTANCE OF 70.86 FEET TO A 1/2" REBAR SET; THENCE SOUTH 44°58'01" WEST, A DISTANCE OF 49.04 FEET TO A 1/2" REBAR SET; THENCE SOUTH 67°09'06" WEST, A DISTANCE OF 80.32 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 70°31'53" WEST, A DISTANCE OF 133.63 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 85°29'09" WEST, A DISTANCE OF 101.65 FEET TO A 1/2" OPEN TOP FOUND; THENCE SOUTH 80°32'05" WEST, A DISTANCE OF 64.88 FEET TO A NAIL FOUND; THENCE NORTH 39°24'57" WEST, A DISTANCE OF 43.04 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 02°47'55" EAST, A DISTANCE OF 53.45 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 42°13'00" EAST, A DISTANCE OF 128.06 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 78°41'09" EAST, A DISTANCE OF 54.39 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 09°27'17" WEST, A DISTANCE OF 194.81 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 84°10'14" WEST, A DISTANCE OF 145.98 FEET TO A 1/2" REBAR SET; THENCE NORTH 04°45'37" WEST, A DISTANCE OF 113.66 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 16°40'46" EAST, A DISTANCE OF 27.87 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 60°56'00" EAST, A DISTANCE OF 27.46 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 89°42'48" EAST, A DISTANCE OF 42.61 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 28°14'25" EAST, A DISTANCE OF 45.20 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 27°38'04" WEST, A DISTANCE OF 63.26 FEET TO A 1/2" REBAR SET; THENCE NORTH 11°31'20" WEST, A DISTANCE OF 133.47 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 22°07'25" EAST, A DISTANCE OF 44.39 FEET TO A 1/2" OPEN TOP FOUND; THENCE NORTH 35°36'54" EAST, A DISTANCE OF 49.90 FEET TO A 1/2" OPEN TOP FOUND ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY OF MARTIN LUTHER KING JR. PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 32°46'47" EAST, A DISTANCE OF 174.95 FEET TO A 1/2" REBAR SET; THENCE SOUTH 55°09'25" EAST, A DISTANCE OF 159.77 FEET TO A 1/2" REBAR SET; THENCE SOUTH 35°01'14" EAST, A DISTANCE OF 170.46 FEET TO A 1/2" REBAR SET; THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 5784.58 FEET, AN ARC LENGTH OF 536.78 FEET, A CHORD WHICH BEARS SOUTH 37°40'44" EAST, A DISTANCE OF 536.59 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING AND AREA OF 294,949 SQUARE FEET OR 6.77 ACRES, MORE OR LESS.

**Section 3. This Ordinance shall be in full force and effect from and after its passage.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**